

Summary of the Minutes
January 7, 2013 Regular Meeting
City of Binghamton Planning Commission
City Council Chambers, City Hall

CALL TO ORDER

Chairman Stella called the meeting to order at 5:18 pm.

ROLL CALL

Present: O'Loughlin, Stella, Berling, Emilio, Corcoran, Pompei
Absent: Staff
Vacant: Two Seats
Staff Present: L. McCullen, P. Day, H.P. L'Orange, T. Costello, B. Seachrist

PUBLIC HEARINGS

404 Court Street (2012-52)

*Prior to beginning case proceedings, Domenic Emilio recused himself and took a seat away from the Commission table.

Michael Corey and Richard Lewis appeared to provide information on an application for Series A Site Plan Review for a proposed Automobile Sales, New use in the C-1 District.

Chairman Stella opened the public hearing. No one spoke in favor or in opposition of the proposed project. No letters were received in favor or in opposition of the proposal. The public hearing was left open.

Motion to accept the applicant's request to table review of the application until the February meeting of the Planning Commission.

Moved by Corcoran, seconded by O'Loughlin

Motion carried (5-0-1)

Ayes: Stella, O'Loughlin, Berling, Corcoran and Pompei

Nays: None

Absent: Staff

Recused: Emilio

*Domenic Emilio then retook his seat at the Commissioner's Table

47 Court Street (2012-55)

Winson Chen appeared to provide information on an application for Series A Site Plan / Special Use Permit for a 5-Bedroom Residential Unit in the C-2 District

Chairman Stella opened the public hearing. No one spoke in favor or in opposition of the proposed project. No letters were received in favor or in opposition of the proposal. The public hearing was then closed.

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Pompi, seconded by O'Loughlin

Motion carried (6-0-0)

Ayes: Stella, Berling, O'Loughlin, Emilio, Corcoran and Pompi

Nays: None

Absent: Staff

Recused: None

Motion to approve the Series A Site Plan/ Special Use Permit Review, with a condition:

1. That CAUD approval of all exterior modifications be obtained following the removal of the outer layer of the façade, and potential options are known.

Moved by Pompi, seconded by O'Loughlin

Motion carried (6-0-0)

Ayes: Stella, Berling, O'Loughlin, Emilio, Corcoran and Pompi

Nays: None

Absent: Staff

Recused: None

47-53 Pennsylvania Avenue (2012-50)

Jessel Champeaux and Rich Keeley appeared to provide information on an application for Series A Site Plan / Special Use Permit for an Off-Street Parking Area in the C-6 District

Chairman Stella opened the public hearing. No one spoke in favor or in opposition of the proposed project. No letters were received in favor or in opposition of the proposal. The public hearing was then closed.

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Pompi, seconded by O'Loughlin

Motion carried (6-0-0)

Ayes: Stella, Berling, O'Loughlin, Emilio, Corcoran and Pompei

Nays: None

Absent: Staff

Recused: None

Motion to approve the Series A Site Plan/ Special Use Permit Review.

Moved by Pompei, seconded by O'Loughlin

Motion carried (6-0-0)

Ayes: Stella, Berling, O'Loughlin, Emilio, Corcoran and Pompei

Nays: None

Absent: Staff

Recused: None

49 Whitney Avenue (2012-29)

John Hagopian appeared to provide information on an application for Series A Site Plan / Special Use Permit for a proposed warehouse addition to an existing Cook Brothers Truck Parts facility in the I-3 District

Chairman Stella opened the public hearing. No one spoke in favor or in opposition of the proposed project. No letters were received in favor or in opposition of the proposal. The public hearing was then closed.

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Pompei, seconded by O'Loughlin

Motion carried (6-0-0)

Ayes: Stella, Berling, O'Loughlin, Emilio, Corcoran and Pompei

Nays: None

Absent: Staff

Recused: None

Motion to approve the Series A Site Plan/ Special Use Permit Review, with conditions:

1. That the applicant shall submit a revised site plan that accurately indicates the 5' sidewalk indicated for installation along the entirety of the eastern property line (along Whitney Avenue) as concrete, the location of all designated handicapped accessible parking spaces and 8' accessibility aisles;
2. That the applicant shall submit a revised planting plan (that meets the approval of Planning Department).

Moved by Pompei, seconded by O'Loughlin

Motion carried (6-0-0)

Ayes: Stella, Berling, O'Loughlin, Emilio, Corcoran and Pompei

Nays: None

Absent: Staff

Recused: None

SEQR DETERMINATIONS

257-263 Washington Avenue (2012-54)

Case Tabled due to lack of attendance by applicant representative.

REQUESTS FOR LANDMARK PROPERTY DESIGNATION

263 Washington Street

Case Tabled due to lack of attendance by applicant representative.

OTHER BUSINESS

Motion to nominate and approve John Stella as the 2013 Chairperson of the Planning Commission.

Moved by O'Loughlin, seconded by Pompei

Motion carried (5-0-1)

Ayes: Berling, O'Loughlin, Emilio, Corcoran and Pompei

Nays: None

Absent: Staff

Recused: Stella

Motion to nominate and approve Robert Pompei as the 2013 Chairperson of the Planning Commission.

Moved by O'Loughlin, seconded by Pompei

Motion carried (5-0-1)

Ayes: Stella, Berling, O'Loughlin, Emilio and Corcoran

Nays: None

Absent: Staff

Recused: Pompei

EXECUTIVE SESSION

Motion to enter Executive Session.

Moved by Robert Pompei, seconded by Emilio

Motion carried (6-0-0)

Ayes: Stella, Staff, O'Loughlin, Emilio, Corcoran and Pompei

Nays: None

Absent: Berling

Recused: None

Motion to exit Executive Session.

Moved by Robert Pompei, seconded by Emilio

Motion carried (6-0-0)

Ayes: Stella, Staff, O'Loughlin, Emilio, Corcoran and Pompei

Nays: None

Absent: Berling

Recused: None

ADJOURNMENT

Motion to adjourn the meeting.

Moved by Robert Pompei, seconded by Emilio

Voice vote; none opposed.

Adjourned at 6:39 p.m.